

## Minutes of Plan Commission Meeting October 20, 2020

**Call to Order** – Mayor Palm called the meeting of the Commission to order at 5:15 PM.

Mayor Palm introduced Matthew Boeggner to the Commission. Boeggner replaced Ed Geick, who was appointed Interim City Administrator.

**Roll Call** – Present were Mayor Palm, Phil Wedekind, Roy Franzen, Jim O'Neill, Tom Kolb, Dee Marshall, and Matthew Boeggner.

Also in attendance were Tom Pinion, Bryan Downie, Marc Londo, Karen Stanley, Richard Blakeslee, Tom Greve, and Misty Muter.

### **Call to Order**

- a. Note compliance with the Open Meeting Law. Mayor Palm noted compliance with the Open Meeting Law.
- b. Agenda Approval: It was moved by Kolb, seconded by Wedekind to approve the agenda as posted. Motion carried unanimously.
- c. Minutes Approval: It was moved by Wedekind, seconded by Kolb to approve the minutes of the August 18, 2020 meeting. Motion carried unanimously.

**Public Invited to Speak** (*Any citizen has the right to speak on any item of business that is on the agenda for Commission action if recognized by the presiding officer.*) – There were no speakers.

### **Public Hearing**

- a. Public Hearing to consider a request by Bryan Downie, d/b/a KPG Iroquois Owner, LLC, for a Conditional Use permit to convert each of the two existing two-unit residential dwelling to two Side-by-Side single-family residential dwellings in an -1A Single-Family Residential zoning district, located at 887/889 and 893/895 Iroquois circle, city of Baraboo, Wisconsin – There were no speakers, the hearing was declared closed.

### **New Business**

- a. Consider the request by Bryan Downie, d/b/a KPG Iroquois Owner, LLC, for a Conditional Use Permit to convert each of the two existing two-unit residential dwellings to two Side-by-Side single-family residential dwellings in an R-1A Single-Family Residential zoning district, located at 887/889 and 893/895 Iroquois Circle, City of Baraboo, Wisconsin – Pinion said that Bryan Downie and his partners, d/b/a KPG Iroquois Owner, LLC have an accepted Offer to Purchase these two existing duplexes and they hope to convert both duplexes to two-side-by-side single-family attached dwellings, respectively, so each of the resulting four dwellings can be sold separately. He said that the application is complete and has been reviewed for compliance with the ordinance. He said that the proposed side-by-side dwellings satisfy the six requisite conditions of Section 17.37(9)(a), which includes a requirement for the corresponding CSM. It was moved by Kolb, seconded by Wedekind to approve the request conditioned on required firewalls being installed. On roll call vote for the motion, Ayes – O'Neill, Kolb, Marshall, Boeggner, Palm, Wedekind, and Franzen. Nay – 0. Motion carried 7-0.
- b. Review and Approve a four-lot Certified Survey Map for two side-by-side single-family attached residential dwellings in an R-1A Single-Family Residential zoning district for Bryan Downie, d/b/a KPG Iroquois Owner, LLC, on Lots 83 and 84 of the University Heights Subdivision, at 887/889 and 893/895 Iroquois Circle. It was moved by O'Neill, second by Franzen to approve the CSM as presented. On roll call vote for the motion, Ayes – Kolb, Marshall, Boeggner, Palm, Wedekind, Franzen, and O'Neill. Nay – 0. Motion carried 7-0.
- c. Review and Approve a three-lot Certified Survey Map of the 14.46-acre parcel at 1530 Tillberry Drive, being a part of Lot 1 of Sauk County Certified Survey Map No. 6424, for Don & Karen Stanley – Pinion said that the Stanleys are subdividing their 14.46-acre property into three lots of varying sizes. He said that the CSM is complete and is in compliance with the ordinance. It was moved by Wedekind, seconded by Marshall to approve the CSM as presented. On roll call vote for the motion, Ayes – Marshall, Boeggner, Palm, Wedekind, Franzen, O'Neill, and Kolb. Nay – 0. Motion carried 7-0.
- d. Review and Approve a one-lot Certified Survey Map for a 24.34 acre lot, being a part of the NE ¼ of the SW ¼ of Section 30, T12N, R7E, located immediately east of the easterly boundary of Rolling Meadows Estates subdivision and east of the easterly boundary and its northerly extension thereof of Rolling Meadows North

subdivision, for Judi Malone, d/b/a Legacy Housing LLC – Pinion said that Owner, Judi Malone is dividing this 24.34-lot from the balance (12.82 acres) of the vacant property they own north of Rolling Meadows North Subdivision. He said that the CSM is complete and does comply with the ordinance. Pinion said that since the proposed SM includes right-of-way dedication, the Commission provides a recommendation to Council for approval. It was moved by Wedekind, seconded by Kolb to forward the CSM to Council with a positive recommendation for approval. On roll call vote for the motion, Ayes – Boeggner, Palm, Wedekind, Franzen, O'Neill, Kolb, and Marshall. Nay – 0, motion carried 7-0.

- e. Review and approve a one-lot Certified Survey Map for the David A and Deloris E Leatherberry Living Trust for land in the City's Extraterritorial Plat Approval Jurisdiction, located on the west side of Crawford Street, approximately 1/8 mile north of Birnam Woods Rd, in the SE ¼ of the NW ¼, Section 26, T12N, R6E in the Town of Baraboo, Sauk County, Wisconsin – Pinion said that Mr. Leatherberry is subdividing a 20.04-acre lot from his existing 71.01-acre property (two existing parcels) on Crawford Street. He said that the land division does comply with the City's minimum lot size regulation in the ETJ area of 20 acres. He said that the Town of Baraboo has reportedly approved this CSM and Sauk County Planning & zoning staff has reviewed the CSM and has no apparent objection. It was moved Wedekind, seconded by Kolb to approve the CSM as presented. On roll call vote for the motion, Ayes – Palm, Wedekind, Franzen, O'Neill, Kolb, Marshall, and Boeggner. Nay – 0, motion carried 7-0.

**Adjournment** - It was moved by Kolb, seconded by Wedekind to adjourn at 5:26 p.m. The motion carried unanimously.

Mike Palm, Mayor